

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2007

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: OSHKOSH HOUSING AUTHORITY

PHA Number: WI39-P113

PHA Fiscal Year Beginning: 07/01/2007

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☒ The PHA's mission: The Oshkosh Housing Authority, a non-profit government enterprise, endeavors to assist the community in meeting the need for adequate and affordable housing opportunities for all people with a primary focus on service to low income households.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- ☒ PHA Goal: Expand the supply of assisted housing
Objectives:
- ☒ Apply for additional rental vouchers:
 - ☒ Reduce public housing vacancies:
 - ☒ Leverage private or other public funds to create additional housing opportunities:
 - ☒ Acquire or build units or developments
 - ☐ Other:
- ☒ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☒ Sustain skilled public housing management: PHAS Standard performer 82%
 - ☐ Improve voucher management: SEMAP Standard performer = 81%
 - ☒ Increase customer satisfaction:
 - ☒ Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - ☒ Renovate or modernize public housing units:
 - ☒ Demolish or dispose of obsolete public housing:
 - ☒ Provide replacement public housing:
 - ☒ Provide replacement vouchers:
 - ☐ Other: (list below)
- ☒ PHA Goal: Increase assisted housing choices
Objectives:
- ☐ Provide voucher mobility counseling:
 - ☐ Conduct outreach efforts to potential voucher landlords
 - ☐ Increase voucher payment standards
 - ☐ Implement voucher homeownership program:

- ☒ Implement public housing or other homeownership programs:
- ☐ Implement public housing site-based waiting lists:
- ☒ Convert public housing to vouchers:
- ☐ Other:

HUD Strategic Goal: Improve community quality of life and economic vitality

- ☒ PHA Goal: Provide an improved living environment

Objectives:

- ☐ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- ☒ Implement public housing security improvements:
- ☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- ☐ Other:

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- ☒ PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- ☐ Increase the number and percentage of employed persons in assisted families:
- ☐ Provide or attract supportive services to improve assistance recipients' employability:
- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- ☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan

PHA Fiscal Year 2007

i. Annual Plan Type:

ii.

☒

Standard Plan

☐

Streamlined Plan:

☐

High Performing PHA

☐

Small Agency (<250 Public Housing Units)

☐

Administering Section 8 Only

☐

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

The Oshkosh Housing Authority (OHA) has earned HUD High-performer status in five of the last seven years year. OHA is principally involved in the ownership and management of 386 one-bedroom apartments in three central Oshkosh high-rise developments.

The Authority also serves families with 70 units of scattered sites public housing, a 66 unit affordable Housing Choice Voucher program and a management affiliate that owns a 72 unit multi-family site. The Oshkosh Housing Authority also manages and administers the programs of the Winnebago County Housing Authority including 146 apartments, 347 Housing Choice Vouchers, a state Homeless Prevention Program and a very successful homeownership program accessing state and federal dollars and linking those with local community development programs. Finally, OHA also owns three group homes and has acted as a conduit for tax-exempt financing for private development of affordable housing options.

Goals and strategies for the coming year include:

- maximizing award and utilization of funds under the Operating Fund, Capital Fund and Housing Vouchers programs,
- market modernization efforts so that low-income people in the community are familiar with affordable housing options in Oshkosh,
- adding value to the units and rental experience to reduce turnover, and
- successfully transition to Project-Based Accounting (PBA) and Project Based Management (PBM) mandates of the federal government
- completion of a \$7 million dollar renovation of Marian Manor to preserve 120 units affordable housing for another generation

iii. Annual Plan Table of Contents

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment.

Required Attachments:

- ☒ A: Resident Advisory Board Membership 38
- ☒ B: Progress Report on 5-Year Plan 39
- ☒ C: FY 2006 Capital Fund Program Annual Statement and Five Year Action Plan 40-47

☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- ☐ D: PHA Management Organizational Chart
- ☐ FY 2006 Capital Fund Program 5-Year Action Plan
- ☐ Public Housing Drug Elimination Program (PHDEP) Plan
- ☐ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- ☐ Other (List below, providing each attachment name)
- ☐ E. Pet Policy

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
n/a	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
n/a	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
n/a	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
n/a	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
n/a	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
n/a	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
n/a	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
n/a	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
n/a	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
n/a	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
none	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment. (2=modest impact; 3=moderate impact 4=significant impact)

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access -ibility	Size	Loca-tion
Income <= 30% of AMI	1926	4	4	4	3	2	3
Income >30% but <=50% of AMI	2220	4	3	3	3	2	3
Income >50% but <80% of AMI	2684	2	3	3	3	2	2
Elderly	1332	2	2	1	1	2	3
Families with Disabilities	n/a	n/a	n/a	n/a	n/a	n/a	n/a
White non-Hispanic	6599	n/a	n/a	n/a	n/a	n/a	n/a
White / Hispanic	117	n/a	n/a	n/a	n/a	n/a	n/a
Black	50	n/a	n/a	n/a	n/a	n/a	n/a
Native Indian	52	n/a	n/a	n/a	n/a	n/a	n/a
Asian/Pacific Islndr.	162	n/a	n/a	n/a	n/a	n/a	n/a

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☐ Consolidated Plan of the Jurisdiction/s
Indicate year: **2000**
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- ☐ American Housing Survey data (SOCDS)
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☐ Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
Joint OHA/WCHA	# of families	% of total families	Annual Turnover
Waiting list total	449 (84)		105
Extremely low income ≤30% AMI	396	88.2%	
Very low income (30%-50% AMI)	52	11.6%	
Low income (50%-80% AMI)	1	0.2%	
Families with children	213	47.4%	
Elderly families	74	16.5%	
Families with Disabilities	219	48.8%	
Hispanic	14	3.1%	
Black	45	10.0%	
Native Indian	0	0.0%	
Asian/Pacific Islndr.	9	2.0%	
Bedroom Data			
1BR	159	35.4%	
2BR	205	46.6%	
3BR	75	16.7%	
4BR	10	2.2%	
5BR	0	0.0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- ☐ Section 8 tenant-based assistance
☐ Public Housing
☐ Combined Section 8 and Public Housing
☒ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub-jurisdiction: **Court Tower**

	# of families	% of total families	Annual Turnover
Waiting list total	36 (11)		31
Extremely low income <=30% AMI	33	91.7%	
Very low income (>30% but <=50% AMI)	3	8.3%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	0	0%	
Elderly families	4	11.1%	
Families with Disabilities	19	52.8%	
Hispanic	1	2.8%	
Black	0	0%	
Native Indian	0	0%	
Asian/Pacific Islndr.	0	0%	

Characteristics by Bedroom Size

1BR	36	100.0%
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Is the waiting list closed (select one)? ☒ No ☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☒ No ☐ Yes

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction: Mainview			
	# of families	% of total families	Annual Turnover
Waiting list total	45 (21)		20
Extremely low income <=30% AMI	41	91.1%	
Very low income (>30% but <=50% AMI)	4	8.9%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	0	0%	
Elderly families	4	8.9%	
Families with Disabilities	25	55.6%	
Hispanic	1	2.2%	
Black	0	0%	
Native Indian	0	0%	
Asian/Pacific Islndr.	0	0%	
Characteristics by Bedroom Size			
1BR	45	100.0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction: Scattered Sites			
Joint OHA/WCHA	# of families	% of total families	Annual Turnover
Waiting list total	75 (43)		21
Extremely low income <=30% AMI	69	92.0%	
Very low income (>30% but <=50% AMI)	6	8.0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	74	97.7%	
Elderly families	0	2.3%	
Families with Disabilities	9	16.3%	
Hispanic	6	8.0%	
Black	7	9.3%	
Native Indian	0	0%	
Asian/Pacific Islndr.	0	2.3%	
Characteristics by Bedroom Size			
1BR	0	0.0%	
2 BR	48	64.0%	
3 BR	20	26.7%	
4 BR	4	5.3%	
5 BR	3	4.0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

The Oshkosh Housing Authority has determined that high occupancy rates and full utilization of Voucher program budget authority will receive priority. Management will continue to emphasize firm, fair and consistent treatment of applicants and residents to insure accurate eligibility determinations, precise rent calculations and adherence to regulations and policies. The HUD- mandated transition to Project Based Accounting and Project Based Management has pervasive impacts including changes in assignments, responsibilities and lines of authority. The Authority will affirmatively market and implement existing programs, and pursuit of new resources for affordable housing, if a funding award addressing a perceived need is available and likely to be successful.

Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

(Select all that apply)

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☐ Reduce turnover time for vacated public housing units
- ☐ Reduce time to renovate public housing units
- ☒ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☒ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☐ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☐ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☐ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by: (select all that apply)

- ☒ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI (select all that apply)

- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based Section 8 assistance
- ☒ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI (Select all that apply)

- ☒ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly: (select all that apply)

- ☒ Seek designation of public housing for the elderly
- ☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities (select all that apply)

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs (select if applicable)

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☒ Other: Continue participation in Winnebago and Fox Cities Housing Coalitions where service agencies collaborate to share knowledge and seek community solutions.

Strategy 2: Conduct activities to affirmatively further fair housing (Select all that apply)

- ☐ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☐ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints

- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups
- ☐ Other: (list below)

Statement of Financial Resources [24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)		
a) Public Housing Operating Fund	343,239	
b) Public Housing Capital Fund	396,638	
a) HOPE VI Revitalization	0	
b) HOPE VI Demolition	0	
c) Annual Contributions for Section 8 Vouchers	204,827	
d) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
e) Resident Opportunity and Self-Sufficiency Grants	44,801	
f) Community Development Block Grant	0	
g) HOME	0	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) list below	876,452	Pending Modernization
3. Public Housing Dwelling Rental Income	731,327	PH Operating Budget
<i>Excess Utilities</i>	7,200	PH Operating Budget
4. Other income (list below)		
<i>Interest</i>	9,000	PH Operating Budget
<i>Laundry Proceeds</i>	17,500	PH Operating Budget
4. Non-federal sources (list below)		
Total resources	2,630,984	

3. PHA Policies Governing Eligibility, Selection, and Admissions [24 CFR Part 903.7 9 (c)]

A. Public Housing

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
☒ When families are within a certain time of being offered a unit: (**60-90 days**)
☐ Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
☒ Rental history
☒ Housekeeping
☒ Other: Check for eligibility based on debt from prior "assisted" participation

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☐ Community-wide list
☐ Sub-jurisdictional lists
☒ Site-based waiting lists
☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office
☒ PHA development site management office
☐ Other (list below) On Agency Website

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? FIVE

2. ☐ Yes ☒ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. ☒ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists? All lists for which they are eligible households

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☒ PHA main administrative office
☒ All PHA development management offices
☒ Management offices at developments with site-based waiting lists

- ☐ At the development to which they would like to apply
☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☒ One
☐ Two
☐ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies (*fire/flood*)
☒ Overhoused
☒ Underhoused
☒ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☒ Resident choice: (*if essential for established job or child care*)
☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☐ Victims of domestic violence
☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☒ Residents who live and/or work in the jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☒ Households that contribute to meeting income goals (broad range of incomes)
☒ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes

☒ Other preference(s) Graduates of OHA approved transitional housing programs

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

3 Date and Time

Former Federal preferences:

1 Involuntary Displacement (Disaster, Government Action, Action of Housing
Owner, Inaccessibility, Property Disposition)

☐ Victims of domestic violence

☐ Substandard housing

☐ Homelessness

☐ High rent burden

Other preferences (select all that apply)

☐ Working families and those unable to work because of age or disability

☐ Veterans and veterans' families

3 Residents who live and/or work in the jurisdiction

☐ Those enrolled currently in educational, training, or upward mobility programs

2 Households that contribute to meeting income goals (broad range of incomes)

2 Households that contribute to meeting income requirements (targeting)

☐ Those previously enrolled in educational, training, or upward mobility programs

☐ Victims of reprisals or hate crimes

1 Other preference(s) Graduates of OHA approved transitional housing programs

4. Relationship of preferences to income targeting requirements:

☐ The PHA applies preferences within income tiers

☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

☒ The PHA-resident lease

☒ The PHA's Admissions and Continued Occupancy policy

☒ PHA briefing seminars or written materials (RESIDENT HANDBOOK)

☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition?

☐ At an annual reexamination and lease renewal

☒ Any time family composition changes

☐ At family request for revision

☐ Other (list)

(6) Deconcentration and Income Mixing

- a. ☐ Yes ☒ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
- b. ☐ Yes ☒ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
- c. If the answer to b was yes, what changes were adopted? (select all that apply)
- ☐ Adoption of site-based waiting lists
If selected, list targeted developments below:
- ☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- ☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- ☐ Other (list policies and developments targeted below)
- d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:
- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

B. Section 8

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- ☐ Criminal or drug-related activity only to the extent required by law or regulation
- ☒ Criminal and drug-related activity, more extensively than required by law or regulation
- ☒ More general screening than criminal and drug-related activity (*check previous "assisted" tenancies for any debts*)
- ☐ Other (list below)
- b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- ☐ Criminal or drug-related activity
☒ Other (*Identity of current and one previous landlord*)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged?

- ☒ None
☐ Federal public housing
☐ Federal moderate rehabilitation
☐ Federal project-based certificate program
☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance?

- ☒ PHA main administrative office
☐ Other: Agency Website

(3) Search Time

- a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?
If yes, state circumstances: Upon evidence of sustained search effort, documentation of a significant and extended medical situation that prevented a diligent search effort, or if a reasonable accommodation is required for a household that includes a person with disabilities.

(4) Admissions Preferences

a. Income targeting

- ☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☒ Involuntary Displacement (Disaster, Government Action, Inaccessibility)
☐ Victims of domestic violence
☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☒ Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☒ Households that contribute to meeting income requirements (targeting)

- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) Graduates of OHA approved transitional housing programs

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

☐ Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Inaccessibility)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- Other preference(s): Graduates of OHA approved transitional housing programs and Homeless Prevention Programs

4. Among applicants on the waiting list with equal preference status, how are applicants selected?

- ☐ Date and time of application
- ☒ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- ☒ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
- ☐ Briefing sessions and written materials
- ☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- ☒ Through published notices

- ☒ Other (list below): Information sharing networks with Winnebagoland and Fox Cities Housing Coalitions and the Fox Cities Community Council.

4. PHA Rent Determination Policies [24 CFR Part 903.7 9 (d)]

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies: (select one)

- ☐ The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the grater of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2)), or
- ☒ The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
- ☒ \$1-\$25
- ☐ \$26-\$50

2. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies : Case by case review

c. Rents set at less than 30% than adjusted income

1. ☒ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below: Flat Rents if selected by Lessee

Bedrooms	<i>Zero</i>	<i>One</i>	<i>Two</i>	<i>Three</i>	<i>Four</i>	<i>Five</i>
Max. Rent	\$281	\$338	\$450	\$563	\$675	\$788

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☐ For the earned income of a previously unemployed household member
- ☐ For increases in earned income
- ☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- ☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- ☐ For household heads
- ☐ For other family members
- ☐ For transportation expenses
- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)

- ☐ Yes for all developments
- ☐ Yes but only for some developments

☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent?

- ☐ Never
- ☒ At family option (*Decreased household income*)
- ☐ Any time the family experiences an income increase
- ☒ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \$200
- ☒ Other (list below) *Any change in Family Composition*

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ The section 8 rent reasonableness study of comparable housing
- ☒ Survey of rents listed in local newspaper
- ☐ Survey of similar unassisted units in the neighborhood
- ☒ Other (list/describe below) Feedback from Property Managers

B. Section 8 Tenant-Based Assistance

(1) Payment Standards Describe the voucher payment standards and policies.

a. What is the PHA's payment standard?

- ☐ At or above 90% but below 100% of FMR
- ☒ 100% of FMR
- ☐ Above 100% but at or below 110% of FMR

☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard?

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level?

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☐ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard?

- ☒ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
- ☒ \$1-\$25
- ☐ \$26-\$50

b. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list) Case by case

5. Operations and Management

A. PHA Management Structure

Describe the PHA's management structure and organization.

- ☒ An organization chart showing the PHA's management structure and organization is attached.
- ☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	336	83
Section 8 Vouchers	64	21
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers		
Public Housing Drug Elimination Program		
Other Federal Programs		
Marian Manor (S/8 New)	120	18
Cumberland Ct. (HUD 236)	72	32
ESC Grant (ROSS)	266	

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management Maintenance Plan Pest Policy Lease
- (2) Section 8 Management: Administrative Plan

6. PHA Grievance Procedures

A. Public Housing

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office
- ☒ PHA development management offices
- ☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

A. Capital Fund Activities

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- ☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **CFP #: WI39 P113-50107** -or-
☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)
- b. If yes to question a, select one:
- ☐ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment as -or-
☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

- ☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant
1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
☐ Revitalization Plan under development
☐ Revitalization Plan submitted, pending approval
☐ Revitalization Plan approved
☐ Activities pursuant to an approved Revitalization Plan underway
- ☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- ☐ Yes ☒ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
- ☐ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition [24 CFR Part 903.7 9 (h)]

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)
2. Activity Description
☒ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Court Tower
1b. Development (project) number: WI39/005
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (09/30/2007)
5. Number of units affected: four
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development (7 or less dwelling units in a 156 unit high-rise) <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity: 09/30/2008

Demolition/Disposition Activity Description
1a. Development name: Mainview
1b. Development (project) number: WI39/002
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (09/30/2007)
5. Number of units affected: four

6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development (9 units in 110 unit high-rise) <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity: 06/30/2009

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

1. ☒ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? **(If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)**
2. Activity Description
☒ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: Manview Apartments 1b. Development (project) number: WI 113/002
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (09/30/2007)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 156 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Court Tower 1b. Development (project) number: WI 113/005
2. Designation type:

Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(09/30/2007)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
7. Number of units affected: 156 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD

Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (**If "No", skip to component 11**; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development

- ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY)
- ☐ Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- ☐ Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- ☐ Requirements no longer applicable: vacancy rates are less than 10 percent
- ☐ Requirements no longer applicable: site now has less than 300 units
- ☐ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

A. Public Housing

1. ☒ Yes ☐ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). **(If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to small PHA or high performing PHA status. PHAs completing streamlined submissions may skip to component 11B.)**

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)

1a. Development name: Scattered-sites
1b. Development (project) number: WI 113 / 002

2. Federal Program authority:
☐ HOPE I

<input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (06/30/2007)
5. Number of units affected: 6 of 30 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

☐ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
☐ 26 - 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA-established eligibility criteria

☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
 If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☐ Yes ☒ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA & TANF agency (select all that apply)

- ☒ Client referrals
☒ Information sharing regarding mutual clients (for rent determinations and otherwise)

- ☐ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☐ Public housing rent determination policies
- ☐ Public housing admissions policies
- ☐ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office,main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Nutrition Site</i>	<i>100</i>	<i>Self-select</i>	<i>ADVOCAP</i>	<i>General public</i>
<i>Health/Wellness Service</i>	<i>200</i>	<i>Self-select</i>	<i>"Elderly" buildings</i>	<i>Site residents</i>
<i>Resident Activities Program</i>	<i>300</i>	<i>Self-select</i>	<i>"Elderly" buildings</i>	<i>Site residents</i>
<i>Social Services Program</i>	<i>120</i>	<i>Self-select/Referral</i>	<i>"Elderly" buildings</i>	<i>Site residents</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 01/01/2007)
Public Housing		
Section 8	24	0

- b. ☐ Yes ☒ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
- If no, list steps the PHA will take below: Apply for FSS Coordinator Grant Funds

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☒ Informing residents of new policy on admission and reexamination
- ☐ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures [24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents

- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☐ Residents fearful for their safety and/or the safety of their children
- ☐ Observed lower-level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents
- ☐ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☒ PHA employee reports
- ☒ Police reports
- ☐ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake:

- ☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☐ Crime Prevention Through Environmental Design
- ☐ Activities targeted to at-risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☐ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action
- ☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☐ Police regularly testify in and otherwise support eviction cases
- ☐ Police regularly meet with the PHA management and residents
- ☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- ☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. PET POLICY: see attachment

15. Civil Rights Certifications [24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?

- If yes, how many unresolved findings remain?
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☒ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake?
- ☐ Not applicable
- ☐ Private management
- ☒ Development-based accounting
- ☒ Comprehensive stock assessment
- ☐ Other: (list below)
3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- ☐ Attached at Attachment (File name)
- ☒ Provided as follows: 1) rearrange existing priorities
3. In what manner did the PHA address those comments? (select all that apply)
- ☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
- ☒ The PHA changed portions of the PHA Plan in response to comments
- List changes: 1 – Enhance parking at Court Tower Apartments and Mainview Apartments
2 – Enhance security with additional exterior lighting and cameras
- ☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)
3. Description of Resident Election Process
- a. Nomination of candidates for place on the ballot: (select all that apply)
- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☒ Other: Candidates self-nominated by contacting the PHA and resumes were forwarded to the Mayor
- b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☒ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☒ Other (list): City Council

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: **City of Oshkosh**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Concentrate assistance to needy very low and extremely low-income renters*
 - Support efforts of low-income renters to move up to home ownership*
 - Affirmatively market affordable housing programs*
 - Maintain and improve quality public housing properties and effectively manage those properties*
- ☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

Block grant funds committed to OHA Home Buyers program

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments Follow

Resident Advisory Board – Mainview 01/16/2007

SALLY HELM	DARRYL RAAB	DON DILLMAN
NOREN KOLOSEIK	GERTRUD BRAUN	TONY HOFFMAN
JUDY DOEMEL	AL JONES	NANCY ANDRYS
JUANITA AMOS	DEBORAH HAMILTON	RICHARD VINK
GEORGE ALBERT	TERRY PRELIPP	MARIE GUSSERT
BEVERLY BECKER	JASON BURNETT	ROB PATERSON

Resident Advisory Board - Court Tower 01/16/2007

MARVEL REISCHL	MILLIE MEISEL	EVELYN MILNER	
LEONA HORTON	JEANTTE LYTLE	DEBBIE TRACY	
KAY STAR	MARGARETN AYRES	NANCY BAUMGARTNER	
RICHARD BREVITZ	ARDEN ROBL	JEAN VEITH	
PEGGY BOSTWICK	JOHN KUETHER	MARGO PONTIUS	
DON TRAUGOTT	SUSAN ZINGSHEIM	DAVID TOWNE	
KAREN BECK	THERESA MATHER	KAREN NATASHIN	
JOHN W. SMITH	JANELL BROOK	RICHARD WARNER	
PAT CALALAHAN	CHRISTINE WITTMER	STEVE PEPER	
WOLFGANG KRAUT	MARIAN MONTANO	HELEN MEYER	
BILL KELLER	CLARA WAGNER	ROXANNE ROGGE	
BRYCE FLENZ	DARRYL HEBBRING	DAN KIEFER	
BEV PORTNOY	MIKE JONES	JOHN NATASHIN	
RON DELAP	HARVEY MEN	HARVEY MCDOWELL	

Resident Advisory Board – Oshkosh Scattered Sites 01/18/2007

none		
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Marian Manor Resident Meeting: 01/17/2007

HAROLD MCCANDLESS	VENEZIA RODRIGUEZ	LOIS ELLIOTT
MARILYN WAITE	DIANE LARIE	PAT LAROSE
CARA TRECARTIN	CAROLE TOMPKINS	LOUISE JOHNSON
AL SENS	GERMAINE KLOIBER	LORETTA MECH
BETTY STRUTHERS	ROSE DUEX	VIOLET KRAMER
KATHY HAUER	CORWYN LANGENDORF	BRENDA WILES
MICHAELBRUNEAU	LOIS BOWMAN	MARGARET SCHNEIDER
STEVE ROBL	CLARA HELF	LUCILLE HINZ
NED GEERDTS	RUTH BLOECHEL	MARY NEVERS
MARGARET PARKER	HOWARD EATON	BETTY FREDIN
WM. ALBEE	LORINDA NEERHOF	VIRGINIA RUCH
MAE HELMER	VANESSA HARTL	EVERAL ERDMANN
LARRY BONNELL	KAREN HOPP	SHIRLEY PEPPLER
LOIS GAINES	DELORES GUMBLICK	DOLLY MASTERSON
NANCY MURPHY	SUSANNA BERWALD	BETTE WILSON

Attachment B: Progress Report on 5-Year Plan

The annual plan has again been subject to internal and external reviews of policies, processes and priorities. Agency emphasis on regulatory compliance continues as a foundation for clean audits of programs and accounts.

Diminished renewal funding and the absence of new “fair share” Housing Choice Vouchers leaves inadequate resources to support the Congressional goal of decent safe and affordable housing for all low-income people. The Voucher wait list was re-opened in 2006 but new enrollments have filled the program to capacity. None of the 449 households now waiting for a Voucher are expected to have an opportunity before 2008.

The continued absence of fair share Housing Choice Vouchers remains a major impediment to addressing the unmet need in the community. Efforts to morph the successful program into a block grant or flexible benefit are a constant distraction requiring analysis, education and a political response. The typical wait for an available Voucher will surely rise beyond two years, doubling the average delay since 2000.

Re-opening of the Voucher wait list has led to increased applications for other affordable properties. However, high occupancy rates are maintained and wait lists will also expand significantly because household will not have a Voucher option available. While elderly and disabled person may gain prompt access to the high-rise buildings, the wait list for family units will certainly grow longer.

Investment in the current public housing buildings and apartments through the Capital Fund Program have changed focus from structural and system long-term viability to value and utility in meeting resident needs and marketability. Much has been achieved with new heating plants, new windows, new doors and lock, security cameras and new elevators. However, Congressional failure to fully fund the Capital Fund Program forces the backlog of remaining work to grow. Further, cuts to the Operating Fund subsidy (-15%), the elimination of a utility cost adjustment and un-funded mandates like the Community Service requirement force operating costs onto the Capital Fund ledger further retarding our efforts to be fully competitive in today’s rental housing market.

Our plan continues to strive for flexible growth to deliver more options through timely innovation and quality administration, while preserving available program and community opportunities.

Marilyn Ritscke was recently appointed to the Board of Commissioner as the resident commissioner. She has been assisted by this agency under Voucher and Public Housing programs.

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Summary

PHA Name: OSHKOSH HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: WI39 P113 501/04		Federal FY of Grant: 2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line #	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	4,000	1,200	1,210.00	1,208.18
	Management Improvements Hard Costs	8,000	6,000	5,760.00	5,759.10
4	1410 Administration	32,000	32,000	32,000.00	32,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18,000	15,000	15,000.00	11,585.00
8	1440 Site Acquisition	100,000	0		
9	1450 Site Improvement	66,000	125,550	125,550.00	24,818.75
10	1460 Dwelling Structures	100,000	266,036	266,036.00	235,994.00
11	1465.1 Dwelling Equipment—nonexpendable	106,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	27,000	0		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	7,373	515	0	
	Amount of Annual Grant: (sum of lines.....)	468,373	446,301	445,556.00	311,365.03
	Budgeted Costs ForLBP Activities				
	Budgeted Costs ForSection 504 compliance				
	Budgeted Costs ForSecurity –Soft Costs				
	Budgeted Costs ForSecurity-- Hard Costs		6,368	6,368	6,368
	Budgeted Costs for Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: OSHKOSH HOUSING AUTHORITY		Grant Type & No.: Capital Fund Program WI39 113 501/04					Federal FY of Grant 2004		
Development # Name / HA-Wide	General Description of Major Work Categories	Qty.	Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
P113 002 (MV)	Tuckpointing/Painting Sealing	1	1460		100,000	260,626		229,626	88%
P113 002 (MV)	Renovate Common Areas				10,000	0			
P113 002 (MV)	New Window Treatments	312			15,400	0			
P113 002 (MV)	Replace Boilers		1460		80,790	73520			
P113 002 (MV)	Replace Apt. Smoke Detectors	110	1460			1,200		1,085	Complete
P113 002 (MV)	Parking/Landscape Improvements	1	1450			100,000			Obligated
P113 005 (CT)	Replace Boilers		1460			69,690			
P113 005 (CT)	Replace Apt. Smoke Detectors	156	1460			2,660		2,533	Complete
P113 005 (Thirty)	Aprons, Drives & Landscaping	24	1450		66,000	25,550		24,819	Complete
P113 005 (Thirty)	Replace Apt. Smoke Detectors	30	1460			1,000		1,000	Complete
P113 003 (Forty)	Replace Apt. Smoke Detectors	40	1460			1,750		1,750	Complete
HA-Wide	Administration		1410		32,000	32,000		32,000	Complete
HA-Wide	Management Improvements		1408		12,000	7,200		6,967	Complete
HA-Wide	Architectural & Engineering		1430		18,000	15,000		11,585	75%
626	Contingency		1502		775	315			

Part III: Implementation Schedule

PHA Name: OSHKOSH HOUSING AUTHORITY		Grant Type & No.: Capital Fund Program WI39 113 501/04					Federal FY of Grant: 2004	
Development # Name/HA-Wide	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
HA-WIDE	03/30/07			03/30/09				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: OSHKOSH HOUSING AUTHORITY		Grant Type & #: Capital Fund Program WI39 P113 501/05		Federal FY of Grant: 2005	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line #	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	4,000	4,000		
	Management Improvements Hard Costs	8,000	8,000		
4	1410 Administration	32,000	32,000		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18,000	18,000	85.41	85.41
8	1440 Site Acquisition				
9	1450 Site Improvement	102,000	54,000		
10	1460 Dwelling Structures	317,756	364,756	13,914.59	9227.63
11	1465.1 Dwelling Equipment—nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	2,000			
19	1502 Contingency	2,000	5,000		
	Amount of Annual Grant: (sum of lines.....)	485,756	485,756		
	Budgeted Costs ForLBP Activities				
	Budgeted Costs ForSection 504 compliance				
	Budgeted Costs ForSecurity –Soft Costs				
	Budgeted Costs ForSecurity-- Hard Costs				
	Budgeted Costs for Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: OSHKOSH HOUSING AUTHORITY		Grant Type & No.: Capital Fund Program WI39 113 501/05				Federal FY of Grant 2005		
Development # Name / HA-Wide	General Description of Major Work Categories	Qty.	Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
P113 002 (MV)	Walls & New Carpet for Office	1	1460		14,000		9,228	Complete
P113 002 (MV)	Efficiency & 2-Bdrm Conversions		1460		36,000			
P113 002 (MV)	Renovate Residential Corridors	9	1460		24,000			
P113 002 (MV)	Replace Kitchens	2	1460		6,000			
P113 002 (MV)	Parking / Landscape Improvements		1450		96,000			
P113 002 (MV)	New Dining Décor & Furnishings	1			20,000			
P113 002 (MV)	Entertainment/Activity Lounges	4			40,000			
P113 003 (Forty)	Seal Drives	40	1450		24,000			
P113 003 (Forty)	Replace Failing Tub Surrounds	10	1460		16,000			
P113 005 (CT)	Parking Lot Expansion & Repair	1	1450		30,000			
P113 005 (CT)	Replace Water Heating	1	1460		30,000			
P113 005 (CT)	Accessible Showers/Toilets	2	1460		5,000			
P113 005 (CT)	Renovate Residential Corridors	13	1460		39,000			
P113 005 (CT)	Entertainment/Activity Lounges		1460		32,000			
HA-Wide	Administration		1410		32,000			
HA-Wide	Management Improvements		1408		12,000			
HA-Wide	Architectural & Engineering		1430		24,000			
HA-Wide	Contingency				5,756			

Part III: Implementation Schedule

PHA Name: Oshkosh Housing Authority		Grant Type & No.: Capital Fund Program WI39 113 501/05					Federal FY of Grant: 2005
Development # Name/HA-Wide	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	08/18/2007			08/18/2009			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting PagesPHA Name: **OSHKOSH HOUSING AUTHORITY**Grant Type & #: **Capital Fund Program WI39 P113 501/06**Federal FY of Grant: **2005**☒ **Original Annual Statement** ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line #	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	4,000	4,000		
	Management Improvements Hard Costs	8,000	8,000		
4	1410 Administration	32,000	32,000		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18,000	18,000		85
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	292,800	305,780	9,228	9,228
11	1465.1 Dwelling Equipment—nonexpendable	33,400	33,400		
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	50,000	50,000		
19	1502 Contingency	2,509	2,529		
	Amount of Annual Grant: (sum of lines.....)	440,709	440,709		
	Budgeted Costs ForLBP Activities				
	Budgeted Costs ForSection 504 compliance	90,000	90,000		
	Budgeted Costs ForSecurity –Soft Costs				
	Budgeted Costs ForSecurity-- Hard Costs	9,000	9,000		
	Budgeted Costs for Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: OSHKOSH HOUSING AUTHORITY		Grant Type & No.: Capital Fund Program WI39 113 501/06					Federal FY of Grant 2006		
Development # Name / HA-Wide	General Description of Major Work Categories	Qty.	Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
P113 002 (MV)	Bath Accessibility Conversions	10	1460		30,000				
P113 002 (MV)	Air Conditioning Theater Wing	3	1460		40,000				
P113 002 (MV)	New Window Treatments	220	1465		15,400				
P113 002 (MV)	Security Upgrades		1460		9,000				
P113 003 (Forty)	Sound Control for Common Walls		1460		20,000				
P113 003 (Forty)	Replace Roofs & Gutters		1460		60,000				
P113 003 (Forty)	Wire Bedrooms for TV/Phone	40	1460		16,000				
P113 005 (CT)	Bath Accessibility Conversions	15	1460		60,000				
P113 005 (CT)	Tuck Pointing / Sealing		1460		4,800				
P113 005 (CT)	New Window Treatments	312	1465		18,000				
P113 005 (Thirty)	Replace Kitchens	6	1460		24,000				
P113 005 (Thirty)	Replace Roofs	5	1460		25,000				
P113 005 (Thirty)	Replace Furnaces	2	1460		5,000				
P113 005 (Thirty)	Wire Bedrooms for TV/Phone	30	1460		12,000				
HA-Wide	New Construction		1440		50,000				
HA-Wide	Administration		1410		32,000				
HA-Wide	Management Improvements		1408		12,000				
HA-Wide	Architectural & Engineering		1430		18,000				
	Contingency		1502		2,529				

Part III: Implementation Schedule

PHA Name: Oshkosh Housing Authority		Grant Type & No.: Capital Fund Program WI39 113 501/06				Federal FY of Grant: 2006	
Development # Name/HA-Wide	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	08/18/2008			08/18/2010			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting PagesPHA Name: **OSHKOSH HOUSING AUTHORITY**Grant Type & #: **Capital Fund Program WI39 P113 501/07**Federal FY of Grant: **2005**☒ **Original Annual Statement** ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line #	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	33,600			
3	1408 Management Improvements Soft Costs	4,000			
	Management Improvements Hard Costs	8,000			
4	1410 Administration	32,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	16,000			
10	1460 Dwelling Structures	241,000			
11	1465.1 Dwelling Equipment—nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	77,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	4,038			
	Amount of Annual Grant: (sum of lines.....)	433,638			
	Budgeted Costs ForLBP Activities				
	Budgeted Costs ForSection 504 compliance	60,000			
	Budgeted Costs ForSecurity –Soft Costs				
	Budgeted Costs ForSecurity-- Hard Costs				
	Budgeted Costs for Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: OSHKOSH HOUSING AUTHORITY		Grant Type & No.: Capital Fund Program WI39 113 501/07					Federal FY of Grant 2007		
Development # Name / HA-Wide	General Description of Major Work Categories	Qty.	Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
P113 002 (MV)	Bath Accessibility Conversions	12	1460		60,000				
P113 002 (MV)	New Phone System	1	1475		25,000				
P113 002 (MV)	Replace Emergency Generator	1	1460		25,000				
P113 003 (Forty)	Replace Pick-up Truck		1475		27,000				
P113 005 (CT)	New Phone System	1	1475		25,000				
P113 005 (Thirty)	Lark Street Paving & Sewer	3	1450		16,000				
P113 005 (Thirty)	Replace roofs	12	1460		54,000				
P113 005 (Thirty)	Replace Kitchens	12	1460		48,000				
P113 005 (Thirty)	Replace Furnaces	12	1460		30,000				
HA-Wide	Supplement Operations				33,600				
HA-Wide	New Acq./ Construction		1460		24,000				
HA-Wide	Administration		1410		32,000				
HA-Wide	Management Improvements		1408		12,000				
HA-Wide	Architectural & Engineering		1430		18,000				
	Contingency		1502		4,038				

Part III: Implementation Schedule

PHA Name: Oshkosh Housing Authority		Grant Type & No.: Capital Fund Program WI39 113 501/07				Federal FY of Grant: 2006	
Development # Name/HA-Wide	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	08/18/2009			08/18/2011			

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year : FFY Grant:2008 PHA FYE: 06/30/2009			Activities for Year: FFY Grant:2009 PHA FYE: 06/30/2010		
Development Number / Name HA-Wide	Work Category	Estimated Cost	Development Number / Name HA-Wide	Work Category	Estimated Cost
P113 002 (MV)	Replace Toilets	38,000	P113 002 (MV)	Parking Improvements	72,000
P113 002 (MV)	Bath Accessibility Conversions	7,500			
P113 003 (Forty)	Add Sound Control to Common Walls	12,000	P113 003 (Forty)	Renovate Exteriors	40,000
			P113 003 (Forty)	Replace Roofs	40,000
			P113 003 (Forty)	Replace Ranges	18,000
P113 005 (CT)	Bath Accessibility Conversions	32,500	P113 003 (CT)	Remodel Public Restrooms	1,000
P113 003 (Thirty)	Build Garages (6)	60,000	P113 003 (Thirty)	Build Garages (6)	60,000
P113 003 (Thirty)	Replace Roofs (10)	48,000	P113 003 (Thirty)	Replace Roofs (5)	24,000
P113 003 (Thirty)	Replace Furnaces	48,000			
HA-Wide	New Dwelling Acq./Construction	100,000	HA-Wide	New Dwelling Acq./Construction	112,000
HA-Wide	Pavement Repairs & Landscaping	8,000	HA-Wide	Pavement Repairs & Landscaping	15,000
HA-Wide	Management Improvements	40,000	HA-Wide	Management Improvements	20,000
HA-Wide	Architectural & Eng	12,000	HA-Wide	Architectural & Eng	8,000
HA-Wide	Administration	32,000	HA-Wide	Administration	32,000
HA-Wide	Contingency	6,000	HA-Wide	Contingency	
TOTAL		444,000	TOTAL		444,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year FFY Grant:2010 PHA FYE: 06/30/2011			Activities for Year: FFY Grant:2011 PHA FYE: 06/30/2012		
	Development Number / Name HA-Wide	Work Category	Estimated Cost	Development Number / Name / HA-Wide	Work Category	Estimated Cost
	P113 002 (MV)	Landscaping/Roofscaping	100,000			
	P113 002 (MV)	Kitchen Cabinetry	114,000	P113 002 (MV)	Residential Storage Area	48,000
	P113 002 (MV)	Emergency Generator	18,000			
	P113 002 (MV)	Install Accessible Tub/Showers	1,000			
	P113 003 (Forty)	Replace Roofs	40,000	P113 003 (Forty)	Upgrade Laundry Facilities	24,000
	P113 003 (Forty)			P113 003 (Forty)		
	P113 005 (CT)	Install Accessible Tub/Showers	1,000			
	P113 005 (CT)	Closet Door Replacements	22,000			
	P113 005 (CT)	Emergency Generator	18,000			
	P113 005 (Thirty)	Renovate Units	6,000	P113 005 (Thirty)	Renovate Units (3)	20,000
	P113 005 (Thirty)			P113 003 (Thirty)	Upgrade Laundry Facilities	18,000
				HA-Wide	Pickup Truck Replacement	28,000
				HA-Wide	New Construction	226,000
	HA-Wide	Landscaping	12,000	HA-Wide	Landscaping	12,000
	HA-Wide	Management Improvements	20,000	HA-Wide	Management Improvements	12,000
	HA-Wide	Architectural & Eng	22,000	HA-Wide	Architectural & Eng	15,000
	HA-Wide	Administration	30,000	HA-Wide	Administration	32,000
	HA-Wide	Contingency	38,000	HA-Wide	Contingency	9,000
	TOTAL		444,000			444,000